To The Honorable City Council:

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS

Whereas, three years after 79% of Cambridge voters approved the medical marijuana ballot initiative there is still no such facility located in the City of Cambridge; and

Whereas, Milford Medicinals, Inc. has been working diligently to secure a property within either the MMD-1 or MMD-2 zoning overlay districts, has canvassed every available property in those districts, and has been unable to secure a property for this use; and

Whereas, Milford Medicinals, Inc. has secured a property lease at 1001 Massachusetts Avenue and has conducted due diligence to ensure that this property can easily be made to conform to the spirit and intent of the Zoning Ordinance of the City of Cambridge; and

Whereas, Milford Medicinals, Inc. has previously been granted a license to operate a Registered Marijuana Dispensary ("RMD") in Milford and will use the Milford facility to cultivate any marijuana that would be sold from a dispensary in Cambridge; and

Accordingly, the undersigned hereby petition the City Council of the City of Cambridge to amend the Zoning map of the City of Cambridge to include 1001 Massachusetts Avenue in the MMD-1 Zoning Overlay.

- 1. The Registered Marijuana Dispensary is located to serve an area that currently does not have reasonable access to medical marijuana. There are currently no RMDs operating within the City of Cambridge. Moreover, 1001 Massachusetts Avenue is geographically located near the center of the city, allowing roughly equidistant access from all areas and neighborhoods.
- 2. The site is located at least five hundred feet distant from a school, daycare center, preschool or afterschool facility or any facility in which children commonly congregate. Neither the Zoning Ordinance, nor the state Department of Public Health allow for a RMD to be closer than 500 feet to a school, daycare center, preschool or afterschool facility or any facility in which children commonly congregate. 1001 Massachusetts Avenue conforms to this restriction.
- 3. The site is designed such that it provides convenient, safe and secure access and egress for clients and employees arriving to and leaving from the site using all modes of transportation, including drivers, pedestrians, bicyclists and public transportation users. The site will be 100% ADA compliant and

provide safe and secure access to patients. It is located just 0.47 miles from the Harvard Square T stop, and 0.45 miles from the Central Square T stop. The Number 1 bus line (which includes late weekend service) stops just 150 feet from the front door of 1001 Massachusetts Avenue. There is public parking available along Massachusetts Avenue.

- 4. Traffic generated by client trips, employee trips, and deliveries to and from the Registered Marijuana Dispensary shall not create a substantial adverse impact on nearby residential uses. 1001 Massachusetts Avenue is located in the BB-2 Business District. All traffic generated by employee trips and deliveries will be restricted to minimal ingress and egress. Deliveries will be made after business hours whenever possible. Patient trips will be mediated by the requirements of patients to be registered with the Department of Public Health. In order to enter the facility, a patient must have previously been certified by a physician to receive medical marijuana, AND registered with the Department of Public Health. The facility will not allow walk-ins off the street unless properly credentialed by the DPH.
- Loading, refuse and service areas are designed to be secure and shielded from abutting use. All loading, refuse and service areas will be well shielded from abutting uses.
- 6. The building and site have been designed to be compatible with other buildings in the area and to mitigate any negative aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior. The building and site will be designed with a professional aesthetic resembling a physician's office or other professional practice. Care will be taken to prevent negative aesthetic impacts and visibility into the facility from the exterior will be restricted.

With the above considerations in mind, we the undersigned, respectfully request that the City Council of the City of Cambridge amend the Zoning map of the City of Cambridge to include 1001 Massachusetts Avenue in the MMD-1 Zoning Overlay.

Sincerely,

	SIGNATURE	ADDRESS
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~	PAULA ROCKWOOD	500 Green St. #1 CAMBridge 02139
	Nivi Nagiel	531 Franklin St. Candridge MA 02139
V	Lori Wodsworth	563 Franklins Camb 02139
X	Rebecca Neuman	Cambridge, MA C2138
Χ	Stephen Helber	3 Crawford St. 48 Camb. HA 02139
	midde ansin	2 Ellent Square Cambridge, MA 02138
X	Ryne Hager	11 Ellery St #12 Cambridge, MA 02138
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